

**UNADOPTED
POLEGATE TOWN COUNCIL**



PLANNING COMMITTEE

**Minutes of the Planning meeting held on Monday 16th July 2018 at 7.30pm
Council Chambers 49 High Street, Polegate, BN26 6AL**

Present: Cllrs Mrs W Alexander, Mrs M Piper, D Dunbar, B Goodwin, Ms A Snell, D Watts M Falkner (7)

Not present: -
No members of public

Minute No.	Subject/Resolution
12398	Opportunity for public comment None
12399	Apologies for absence None
12400	Declarations of interest in any items on the agenda Cllr D Watts knew the applicant and stated he would leave the room for WD/2018/0449 minute 12406
12401	Minutes of the meetings held on 3rd April 2018 It was resolved that the minutes of the 3rd April 2018 were an accurate representation of the meeting and signed by the chair. VOTE All in favour Cllrs Mrs W Alexander, Mrs M Piper, D Dunbar, B Goodwin, Ms A Snell, D Watts M Falkner
12402	Any other plans received prior to meeting - notified to public. None
12403	Planning Applications <u>WD/2018/1178/MFA</u> – LAND TO THE NORTH OF DITTONS ROAD, POLEGATE BN26 6HX – MINOR MATERIAL AMENDMENT TO <u>WD/2015/2053/MRM</u> (RESERVED MATTERS PURSUANT TO OUTLINE PERMISSION <u>WD/2010/2255/MEA</u> FOR 57 NO. RESIDENTIAL DWELLINGS INCLUDING APPEARANCE, LANDSCAPING, LAYOUT AND SCALE). The application was discussed and it was agreed to submit no objections. It was resolved to submit no objections to the above application VOTE All in favour Cllrs Mrs W Alexander, Mrs M Piper, D Dunbar, B Goodwin, Ms A Snell, D Watts M Falkner <u>WD/2016/2592/F</u> – 2 SHEPHAM LANE, POLEGATE BN26 6LZ – CONSTRUCTION OF 4 NO. FOUR-BEDROOMED DETACHED HOUSES WITH SEPARATE GARAGES. The application was discussed in length and regarding the fact that it was once again 4 bed detached houses instead of 1-2 bed places for local people. The entrance to the site was discussed and the bats roosting in the reports and other wildlife. The committee queried if the water and

sewerage situation was now resolved as now houses were being approved again with connection to mains and not cess pits. The committee felt that the car allocation was adequate and impressed that 3 had been allocated per house. The committee discussed other properties in the vicinity have sold.

The committee had serious concerns about the amount of habitat that was being lost and this site was home to an abundance of wildlife including slow worms and bats.

It was resolved to submit objections to the application and make comments that There were concerns over the issue of water and sewage and the Committee wanted to know if these have been addressed. The Committee also had concerns over the number of wildlife habitats being lost. The Committee would prefer more 1 – 2 bedroomed properties for local people rather than four-bedroomed properties. The Committee was happy with the car parking provision, which was considered adequate. VOTE All in favour Cllrs Mrs W Alexander, Mrs M Piper, D Dunbar, B Goodwin, Ms A Snell, D Watts M Falkner

12404

Delegated decisions

The following applications had been dealt with under delegated authority and noted by all present.

WD/2018/0632/F – 22 GOLDEN MILLER LANE, POLEGATE BN26 5HW – ERECT CONSERVATORY AT REAR. NO OBJECTIONS.

WD/2018/0584/F – 30 WEST CLOSE, POLEGATE BN26 6EL – 1 STOREY EXTENSION TO REAR. GARAGE CONVERSION. NO OBJECTIONS.

WD/2018/0398/F – 52 HIGHGROVE CRESCENT, POLEGATE BN26 6FN – ADDITION OF 3M x 3M LEAN-TO CONSERVATORY. NO OBJECTIONS.

WD/2018/0836/F – 32 BAHRAM ROAD, POLEGATE BN26 5JB – PROPOSED PORCH AND ENLARGEMENT OF EXISTING FIRST FLOOR AREA WITH HIP TO GABLE ROOF EXTENSIONS, REAR DORMERS, ROOF WINDOWS AND ASSOCIATED ALTERATIONS. NO OBJECTIONS, but one Councillor observed that the alterations may result in a lack of privacy which may be a concern for near neighbours.

WD/3390/CC – POLEGATE CP SCHOOL, OAKLEAF DRIVE, POLEGATE BN26 6PT – TEMPORARY SINGLE MOBILE CLASSROOM. NO OBJECTIONS.

WD/2018/0449/F – 5 WESTERN AVENUE, POLEGATE BN26 6EP – PROPOSED EXTENSIONS TO FRONT AND REAR ELEVATIONS AND CONVERSION OF OUTBUILDING INTO SELF CONTAINED DWELLING AND ASSOCIATED WORKS. OBJECTIONS.

The Delegated Committee unanimously objected to this application and have raised the following objections and observations:

**Councillors have noted the alterations of the new plans
WD/2018/0449/F.**

However, previous plans have been considered as shown in the planning history the previous one having only recently been considered in March. PTC still considers that the application should be refused on the grounds of overdevelopment, overshadowing, and overlooking and the new plans received do not appear to mitigate this in any way. Living

accommodation for the proposed building is still too close to neighbouring properties. Noise would still be an issue and the privacy of the neighbours both sides would be seriously encroached upon in an unsatisfactory way.

The current building as it stands was originally to be used for vehicles only and subsequently was only approved for use as a storage facility for a charity. The owner at the time (current) promised that it would be never be converted to a dwelling.

The WD/2012/1002/F was misleading as it showed the building within a spacious area when this was not the case, as neighbouring properties are very close. An enormous garage with a high roof was the result. The appearance and shape of the proposed building would still not be appropriate for the environment. In the town council's opinion, it is purely designed to be crammed into a small space and this is overdevelopment.

A previous application to convert the upper area of the garage into a play space was refused in 2012 and subsequent applications have all been either refused or rejected.

With regards to living accommodation, nothing has changed as there remain close neighbouring buildings on either side of what was supposed to be a garage and store only. (For a charity)

Councillors have asked that neighbours letters from all previous applications be taken into account, as they have consistently opposed the overdevelopment of the garage.

The area is only suitable for vehicular use as per the original approved application in 2005 (WD/2005/3301/F) The committee has still noted that on the planning history, application WD/2017/1990/F has been listed but was resubmitted in both December, March and as the current application.

The Committee reiterate that not only is this overdevelopment, but the speed at which applications are being resubmitted is likely to be causing the elderly and disabled neighbours a great deal of stress.

The committee asked whether there is a time period before a new application can be submitted for what is essentially the same application with minor variances in the shape of the building.

The committee also asked if there was a possibility of applicant to be asked to submit was what effectively tracked changes (i.e. what has actually changed on an application compared to previous ones?) due to the vast number of applications being submitted which do not materially change the impact on the neighbouring residents and properties.

WD/2018/0870/F – 41 BARONS WAY, POLEGATE BN26 5JJ – SINGLE STOREY REAR EXTENSION WITH FLAT ROOF. NO OBJECTIONS.

WD/2018/0966/F – 13 BRIGHTLING ROAD, POLEGATE BN26 5DB – SINGLE-STOREY REAR EXTENSION. NO OBJECTIONS.

WD/2018/0566/F – NIGHTINGALE FARM BARN, HAILSHAM ROAD, POLEGATE BN26 6RE – HORTICULTURAL POLYTUNNELS. NO OBJECTIONS.

WD/2018/1085/F – 24 BAHRAM ROAD, POLEGATE BN26 5JB – PROPOSED LOFT CONVERSION INCLUDING REAR DORMER TOGETHER WITH REAR EXTENSION. NO OBJECTIONS.

WD/2018/0599/F – 14 HIGH STREET, POLEGATE BN26 5AA – TWO STOREY SIDE EXTENSION COMPRISING STORE AT GROUND FLOOR, ACCESS STAIR AND BATHROOM AT LOWER GROUND FLOOR, INSTALLATION OF STEEL ACCESS STAIR TO REAR ELEVATION. NO OBJECTIONS.

WD/2018/0841/RM – LAND TO REAR OF 9 WESTERN AVENUE, POLEGATE BN26 6EP – RESERVED MATTERS PURSUANT TO WD/2017/0715/OA (REMOVAL OF CONDITIONS 6 & 7 FROM APPLICATION WD/2016/1897/O (OUTLINE PLANNING CONSENT FOR ERECTION OF CHALET BUNGALOW TO THE REAR OF 9 WESTERN AVENUE, POLEGATE)). NO OBJECTIONS.

WD/2018/1058/F – BAYTREE COTTAGE, BAY TREE LANE, POLEGATE BN26 6QP – DEMOLITION OF BUILDING USED FOR STORAGE OF BUILDING MATERIALS/OFFICE AND ERECTION OF DWELLING WITH PARKING. NO OBJECTIONS.

WD/2018/1198/F – 26 OLD DRIVE, POLEGATE BN26 5ET – UPGRADING OF EXISTING CONSERVATORY INTO A HABITABLE EXTENSION, INCLUDING NEW FLAT ROOF. NO OBJECTIONS.

WD/2017/2947/F – 3 LEVETT ROAD, POLEGATE BN26 6LP – REMOVAL OF POOR CONDITION DETACHED CONCRETE FRAME/PANEL GARAGE AND CONSTRUCTION OF REAR SINGLE STOREY EXTENSION IN CAVITY MASONRY ELEVATIONS AND A FLAT ROOF OVER WITH EXTERNAL CHIMNEY STACK TAKEN DOWN. NO OBJECTIONS.

WD/2018/1253/F – 129 SOUTHFIELDS, POLEGATE BN26 5LZ – ERECT CONSERVATORY AT REAR. NO OBJECTIONS.

12405

Planning decisions by Wealden District Council – for information only

The following decisions were noted by all present

WD/2017/2928/F – 105 BRIGHTLING ROAD, POLEGATE BN26 5AX – SINGLE STOREY SIDE AND REAR EXTENSION. APPROVED BY WEALDEN DISTRICT COUNCIL ON 29TH MARCH 2018.

WD/2018/0014/F – 31 HYPERION AVENUE, POLEGATE BN26 5HT – REAR EXTENSION. APPROVED BY WEALDEN DISTRICT COUNCIL ON 29TH MARCH 2018.

WD/2018/0183/F – 2 WINDSOR WAY, POLEGATE BN26 6QA – SINGLE STOREY EXTENSION TO SIDE AND REAR ELEVATIONS AND ASSOCIATED ALTERATIONS. APPROVED BY WEALDEN DISTRICT COUNCIL ON 9TH APRIL 2018.

WD/2018/0334/F – 33 MANOR WAY, POLEGATE BN26 5AT – CONSTRUCTION OF EXTENSION TO REAR ELEVATION. APPROVED BY WEALDEN DISTRICT COUNCIL ON 12TH APRIL 2018.

WD/2018/0441/F – 10 MAPLELEAF GARDENS, POLEGATE BN26 6PD – ERECT PORCH AT FRONT. APPROVED BY WEALDEN DISTRICT COUNCIL ON 13TH APRIL 2018.

WD/2018/0049/MFA – BLUEBELL WAY, POLEGATE BN26 6HT – VARIATION OF CONDITION 13 OF APPLICATION WD/2015/1478/FA –

(MINOR MATERIAL AMENDMENT TO APPLICATION WD/2013/1193/MAJ (RETENTION OF EXISTING DWELLING AND ERECTION OF CLASS B1 BUSINESS UNITS WITH ASSOCIATED ACCESS, PARKING AND LANDSCAPING)). APPROVED BY WEALDEN DISTRICT COUNCIL ON 20TH APRIL 2018.

WD/2018/0394/F – 57 PEVENSEY ROAD, POLEGATE BN26 6HP – ERECT SINGLE STOREY EXTENSION AT REAR AND AT FRONT. APPROVED BY WEALDEN DISTRICT COUNCIL ON 25TH APRIL 2018.

WD/2018/0584/F – 30 WEST CLOSE, POLEGATE BN26 6EL – 1 STOREY EXTENSION TO REAR. GARAGE CONVERSION. APPROVED BY WEALDEN DISTRICT COUNCIL ON 2ND MAY 2018.

WD/2018/0504/F – 42 BRIGHTLING ROAD, POLEGATE BN26 5AU – EXTENSION FROM HIPPED ROOF TO GABLE AND FORMATION OF DORMER. APPROVED BY WEALDEN DISTRICT COUNCIL ON 3RD MAY 2018.

WD/2018/0632/F – 22 GOLDEN MILLER LANE, POLEGATE BN26 5HW – ERECT CONSERVATORY AT REAR. APPROVED BY WEALDEN DISTRICT COUNCIL ON 14TH MAY 2018.

WD/2018/0398/F – 52 HIGHGROVE CRESCENT, POLEGATE BN26 6FN – ADDITION OF 3M x 3M LEAN-TO CONSERVATORY. APPROVED BY WEALDEN DISTRICT COUNCIL ON 30TH MAY 2018.

WD/2018/0836/F – 32 BAHRAM ROAD, POLEGATE BN26 5JB – PROPOSED PORCH AND ENLARGEMENT OF EXISTING FIRST FLOOR AREA WITH HIP TO GABLE ROOF EXTENSIONS, REAR DORMERS, ROOF WINDOWS AND ASSOCIATED ALTERATIONS. APPROVED BY WEALDEN DISTRICT COUNCIL ON 11TH JUNE 2018.

WD/2018/0282/FR – 1 LEVETT CLOSE, POLEGATE BN26 6LR – RETROSPECTIVE APPLICATION FOR ERECTION OF PURPOSE BUILT GARAGE AND FENCE. APPROVED BY WEALDEN DISTRICT COUNCIL ON 19TH JUNE 2018.

WD/2018/0870/F – 41 BARONS WAY, POLEGATE BN26 5JJ – SINGLE STOREY REAR EXTENSION WITH FLAT ROOF. APPROVED BY WEALDEN DISTRICT COUNCIL ON 28TH JUNE 2018.

WD/2018/0966/F – 13 BRIGHTLING ROAD, POLEGATE BN26 5DB – SINGLE STOREY REAR EXTENSION. APPROVED BY WEALDEN DISTRICT COUNCIL ON 2ND JULY 2018.

12406

Planning Updates

Cllr D Watts left the room at 7.56 pm

The committee discussed the 5 Western Road application WD/2018/0449 notification of a committee discussion at Wealden District Council. Local members had all submitted comments to the Planning Committee at Wealden. A councillor asked if the local member might be able to ask the case officer to go out on site again and have a look at how close the buildings were to each other. The committee discussed the light and privacy of the neighbouring properties and how the wellbeing of the residents would be adversely affected.

Cllr D Watts returned at 8.03 pm

Two councillors updated the committee on the local plan regarding the Ashdown forest, A27 and A22. They also discussed the Hindsland development and

	whether this may or may not go ahead. The committee discussed the proposed allocations and the number for Polegate was much less, but this would be a draft plan and would be subject to consultation in due course. A brief discussion took place on the sewerage system. The committee also discussed the potential issues if more housing meant that a parkway station was to be built and how this may affect the town centre. The draft plan was available online and the clerk had produced a few of the more significant pages for Polegate for the committee to see.
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The meeting closed at 8.39 pm

Chair of Planning Committee _____ Date

**UNADOPTED
POLEGATE TOWN COUNCIL**



PLANNING COMMITTEE

**Minutes of the Planning meeting held on Monday 24th July 2018 at 10.00 am
Council Chambers 49 High Street, Polegate, BN26 6AL**

Present: Cllrs Mrs W Alexander, Mrs M Piper, B Goodwin, M Falkner (4)

Not present: - Cllrs D Dunbar, Ms A Snell, D Watts

1 member of public

Minute No.	Subject/Resolution
12417	<p>Opportunity for public comment A resident spoke on application WD/2018/1071/F giving more detail on the application details.</p>
12418	<p>Apologies for absence Cllrs Ms A Snell, D Watts, D Dunbar</p>
12419	<p>Declarations of interest in any items on the agenda None</p>
12420	<p>Any other plans received prior to meeting - notified to public. None</p>
12421	<p>Planning Applications</p> <p><u>WD/2018/1071/F - BRAMLEY FARM, BAY TREE LANE, POLEGATE BN26 6QN - THE CONVERSION OF A FORMER DAIRY, WORKSHOP AND ASSOCIATED AGRICULTURAL STORAGE BUILDING TO 5 NO. DWELLINGS.</u></p> <p>A councillor commented that it would have been nice to see architect plans/drawings of the way the houses would look. A councillor commented that there were no significant archaeological remains. He also noted that Highways had 3 conditions they had commented on. He felt that the layout was appropriate for the area and would be an improvement on the current buildings. A councillor commented that he had no objections to the application. He knew the area and felt it was suitable. A councillor commented that she was concerned it was in the ANOB and was derelict at present and had concerns over the change of use not being a diversification of farming. A councillor confirmed that it was brownfield and not in the AONB. <i>Standing orders suspended</i> The chair of Planning asked the resident if the units would be 3 bed as the council preferred houses of a smaller size for affordability. He stated that they were and that it was a small site. A councillor asked about the sewerage and he confirmed that there were no mains sewers in that area. <i>Standing ordered were reinstated</i> It was agreed that it seemed to be in keeping and suitable in size. It was resolved to submit no objections to the above application. VOTE All in favour Cllrs Mrs W Alexander, Mrs M Piper, B Goodwin, M Falkner</p> <p>The meeting was suspended at 10.11am</p>

The meeting resumed at 10.12am

WD/2018/1326/F – 16 JUBILEE GARDENS, POLEGATE BN26 6FG – ERECTION OF PVCU CONSERVATORY TO REAR OF PROPERTY.

**It was resolved to submit no objections to the above application
VOTE All in favour Cllrs Mrs W Alexander, Mrs M Piper, B Goodwin,
M Falkner**

WD/2018/1175/F – LAND NORTH OF DITTONS ROAD, POLEGATE – ERECTION OF A SINGLE TWO-STOREY DETACHED DWELLING WITH DETACHED GARAGE AND VEHICULAR ACCESS, TOGETHER WITH CREATION OF NEW VEHICULAR ACCESS TO WESTBOURNE LODGE.

The application was discussed regarding drainage and the car parking.

**It was resolved to submit no objections to the above application
VOTE All in favour Cllrs Mrs W Alexander, Mrs M Piper, B Goodwin,
M Falkner**

WD/2018/1216/F – 89 HIGH STREET, POLEGATE BN26 6AE – CHANGE OF USE FROM TAKEAWAY TO A1 RETAIL. ALTERATIONS TO LAYOUT AND EXTENSION TO CREATE TWO SEPARATE FLATS, ONE ON GROUND FLOOR AND ONE ON FIRST FLOOR.

The committee discussed how pleased they were to see that the retail was being kept at the front and that the derelict shop was now being refurbished along with the flats.

It was resolved to submit no objections and to positively support this application VOTE All in favour Cllrs Mrs W Alexander, Mrs M Piper, B Goodwin, M Falkner

12422	Delegated decisions None
12423	Planning decisions by Wealden District Council – for information only None
12424	Other Planning items None

The meeting closed at 10.22 am

Chair of Planning Committee _____ Date